

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A FOURTH ONE-YEAR EXTENSION OF TIME FOR FOUNTAINGROVE INN HOTEL CONDOMINIUMS TENTATIVE MAP LOCATED AT 3586 MENDOCINO AVENUE, SANTA ROSA – ASSESSOR'S PARCEL NUMBER 173-020-051 – FILE NUMBER PRJ18-008

WHEREAS, on February 9, 2006, the Planning Commission adopted Resolution No. 10892, approving a Tentative Map to subdivide 2.84 acres into a 1.1-acre parcel with 22 airspace hotel condominiums and a 1.74-acre parcel, previously the site of the Fountaingrove Inn Expansion (Project); and

WHEREAS, on September 25, 2008, the Planning Commission adopted Resolution No. 11368, which extended the Tentative Map expiration date from February 9, 2008, to February 9, 2009; and

WHEREAS, Senate Bill 1185 granted an automatic one-year extension for the Tentative Map, and Assembly Bills 333, 208, and 116 each granted automatic two-year Tentative Map extensions for a total of 7 years of time extensions to file the final map, extending the Tentative Map expiration date to February 9, 2016; and

WHEREAS, on February 9, 2017, after a duly noticed public hearing, the Planning Commission approved Resolution No. 11815 and Resolution No. 11816 extending the period for filing the final map for the Fountaingrove Inn Hotel Condominium Subdivision from February 9, 2016 to February 9, 2017 and then to February 9, 2018; and

WHEREAS, [insert here the request for this fourth extension?]

WHEREAS, Section 15162 of the Guidelines for California Environmental Quality Act (CEQA Guidelines) provides that once an Environmental Impact Report or Negative Declaration has been adopted for a project, the lead agency need not require additional environmental review unless one or more of the following occurs:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the negative declaration was adopted, shows that the project will have significant or more severe effects not discussed in the previous EIR or negative declaration or that newly identified feasible mitigation measures could substantially reduce

one or more significant effects of the project; and

WHEREAS, while the Tubbs Wildfire resulted in the destruction of the Fountaingrove Inn Expansion building, the Fountaingrove Inn and the Round Barn, any redevelopment of these facilities would be subject to separate application processing and environmental review. The remaining project elements of the two-lot land division and the construction of the Fountaingrove Inn Hotel Condominiums could necessitate additional site and infrastructure repair work, however, the scope of this work is not anticipated to result in environmental impacts with significant effects not discussed in the original IS/MND. Comments from Engineering are included in the proposed time extension resolution to ensure that City staff review will occur prior to project construction to ensure that any necessary repairs occur to existing site improvements and utilities that may have been damaged in the fire are addressed.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa grants a one-year extension of time on the filing of the final map for Fountaingrove Inn Hotel Condominiums, a subdivision of 2.84 acres located at 3586 Mendocino Avenue, subject to the following conditions:

1. Comply with all prior conditions approval, including Planning Commission Resolution No. 10892, which approved the Tentative Map and Resolution No. 11368, Resolution No. 11815, and Resolution No. 11816, which each granted a one-year time extension.
2. Comply with attached Exhibit "A" from the Engineering Development Services which indicates that the project was previously reviewed and approved using existing utilities and site improvements that may have been damaged or destroyed in the October 2017 fire. Due to the unknown conditions of the private improvements the following is required: (a) existing site improvements including but not limited to roadway and driveway pavements, storm drainage, and slope stability shall be reviewed and tested as necessary to assure site improvements meet City Design and Construction Standards for Roadways and Drainage together with City Health and Safety standards. A report of the finding is to be submitted with the Subdivision Improvement Plans submitted for final review and approval by the City Engineer and all deficiencies shall be addressed and rectified with the Subdivision or as otherwise directed by the City Engineer; and (b) sewer and water laterals are to be visually inspected to the main and tested to verify they meet City Design Standards for Sewer and Water together with City Health and Safety standards. A report of the finding is to be submitted with the Subdivision Improvement Plans submitted for final review and approval by the City Engineer. All deficiencies shall be addressed and rectified with the Subdivision or as otherwise directed by the City Engineer.
3. This action approves a one-year extension of time to file the final map for the Fountaingrove Inn Hotel Condominium subdivision. If the final map has not

been filed by February 9, 2019, an additional time extension must be applied for prior to that date or the Project entitlement would lapse.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 14th day of June 2018, by the following vote:

AYES:	(0)
NOES:	(0)
ABSTENTIONS	(0)
ABSENT:	(0)

APPROVED:_____ CHAIR

ATTEST:_____
EXECUTIVE SECRETARY

Attachment:
Exhibit A – Engineering Development Services Memorandum, May 15, 2018